

# PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

49 E. PASSAIC STREET  
TOWNSHIP OF ROCHELLE PARK, BERGEN  
COUNTY, NEW JERSEY  
BLOCK 50.01, LOTS 1 AND 2



PREPARED FOR:

TOWNSHIP OF ROCHELLE PARK  
MR. ROBERT DAVIDSON - ADMINISTRATOR  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NEW JERSEY 07662

ACCUTECH PROJECT # 6355.00

PREPARED BY:



43 WEST FRONT STREET - REAR SUITE, KEYPORT NJ 07735 • PHONE 732-739-6444 • FAX 732-739-0451

JUNE 2015

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**  
**49 E. PASSAIC STREET**  
**BLOCK 50.01, LOTS 1 AND 2**  
**TOWNSHIP OF ROCHELLE PARK, BERGEN COUNTY, NEW JERSEY**

**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY**

<b>1 INTRODUCTION.....</b>	<b>1</b>
1.1 Location and Legal Description .....	1
1.2 Purpose and Exceptions of a Phase I Environmental Site Assessment.....	1
1.3 Contractual Details (Scope of Work) .....	2
1.4 Limiting Conditions .....	2
1.5 Deviations.....	3
1.6 Significant Assumptions.....	3
1.7 Special Terms and Conditions.....	3
<b>2 USER PROVIDED INFORMATION.....</b>	<b>3</b>
2.1 Review Title and/or Judicial Records for Environmental Liens and Activity and Use Limitations (AULs) .....	3
2.2 Specialized Knowledge or Experience of the User .....	3
2.3 Actual Knowledge of the User .....	4
2.4 Commonly Known or Reasonably Ascertainable Information .....	4
<b>3 RECORDS REVIEW .....</b>	<b>4</b>
3.1 Objective... ..	4
3.1.1 Approximate Minimum Search Distance (Used in Lieu of Radius to Include Irregularly Shaped Properties) .....	4
3.1.2 Accuracy and Completeness .....	4
3.1.3 Alternatives to Standard Source.....	5
3.2 Standard Federal, State, and Tribal Environmental Record Sources (EDR Reports) .....	5
3.2.1 Regulatory Agency File and Records Review (Property and Adjoining Properties) .....	7
3.2.2 Additional Federal, State, Tribal, and Local Environmental Record Source .....	7
3.2.3 Physical Setting Source.....	7
3.3 Historical Use Information.....	7
3.3.1 Uses of the Property.....	7
3.3.2 Uses of Surrounding Properties .....	7
3.4 Aerial Photograph Review .....	8
3.4.1 Sanborn Fire Insurance Map Review.....	8
3.4.2 Property Tax Files.....	9
3.4.3 Recorded Land Title Records .....	9
3.4.4 City Directory Review .....	9
3.4.5 Building Department Records Review .....	9

3.4.6	Zoning/Land Use Records Review .....	9
3.4.7	Other Historical Sources .....	9
3.5	Prior Assessment Usage .....	10
4	SITE RECONNAISSANCE .....	10
4.1	Objective .....	10
4.2	Interior Observations .....	10
4.3	Exterior Observations .....	10
4.4	Methodology .....	11
4.5	Limiting Conditions (Physical Obstructions or Constraints) .....	11
4.6	Current Use of the Property .....	11
4.6.1	Past Use of the Property .....	11
4.7	Current Uses of Adjoining Properties .....	11
4.7.1	Past Uses of Adjoining Properties .....	11
4.8	Current or Past Uses in the Surrounding Areas .....	11
4.9	Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions .....	11
4.10	General Description of Structures .....	12
4.10.1	Roads .....	12
4.10.2	Potable Water Supply .....	12
4.10.3	Sewage Disposal System .....	13
4.11	Interior and Exterior Observations .....	13
4.11.1	Storage Tanks .....	13
4.11.2	Odors .....	13
4.11.3	Pools of Liquid .....	13
4.11.4	Drums .....	13
4.11.5	Hazardous Substance and Petroleum Products Containers .....	13
4.11.6	Unidentified Substance Containers .....	14
4.11.7	PCBs .....	14
4.12	Interior Observations .....	14
4.12.1	Heating and Cooling System .....	14
4.12.2	Stains or Corrosion .....	14
4.12.3	Drains and Sumps .....	14
4.13	Exterior Observations .....	14
4.13.1	Pits, Ponds, or Lagoons .....	14
4.13.2	Stained Soil and/or Pavement .....	14
4.13.3	Stressed Vegetation .....	14
4.13.4	Solid Waste .....	15
4.13.5	Wastewater – Sanitary Waste .....	15
4.13.6	Wells .....	15
4.13.7	Septic Systems .....	15
5	INTERVIEWS WITH PAST AND PRESENT OWNERS AND OCCUPANTS: .....	15
5.1	Interviews .....	15
5.1.1	Key Site Manager .....	16

5.1.2	Occupants.....	16
5.1.3	Past Owners, Operators, and Occupants .....	16
5.1.4	Interview Requirement for Abandoned Properties .....	16
6	INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS.....	16
6.1	Local Fire Department.....	16
6.1.1	State and/or Local Health Department.....	16
6.1.2	Local Agency Responsible For the Issuance of Building Permits or Groundwater Use Permits That Document the Presence of AULs .....	16
7	EVALUATION AND REPORT PREPARATION .....	16
7.1	Findings .....	16
7.2	Opinion.....	16
7.3	Data Gaps .....	19
7.4	Conclusions .....	19
7.5	References .....	19
8	NON-SCOPE CONSIDERATIONS .....	19
8.1	Asbestos-Containing Building Materials .....	20
8.2	Radon.....	20
8.3	Lead-based Paint .....	20
8.4	Mold .....	21
	CERTIFICATION .....	22

## **TABLES**

Table 1: Standard Federal, State, and Tribal Environmental Records Sources (EDR Reports)

Table 2: Aerial Photograph Review

Table 3: City Directories Review

## **FIGURES**

Figure 1: USGS Site Location Map

Figure 2: Site Map Illustrating Potential Environmental Concerns

Figure 3: Tax Map

## **APPENDICES**

Appendix A: EDR Radius Map Report

Appendix B: OPRA Requests and Response

Appendix C: Aerial Photographs

Appendix D: Sanborn Fire Insurance Maps

Appendix E: City Directories

Appendix F: Phase I Pre-ESA Checklist

Appendix G: Site Photographs

## EXECUTIVE SUMMARY

### PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

49 E. PASSAIC STREET

BLOCK 50.01, LOTS 1 AND 2

TOWNSHIP OF ROCHELLE PARK, BERGEN COUNTY, NEW JERSEY

AccuTech Environmental Services Inc. (AccuTech) was retained by the Township of Rochelle Park to conduct a Phase I Environmental Site Assessment ("assessment") of the Property located at 49 E. Passaic Street in the Township of Rochelle Park, Bergen County, New Jersey, herein referred to as "Property" or "Site". The entire Property is approximately 1.24 acres and consists of a three-story residential home, two-story garage, single room shed, associated manicured lawns, concrete sidewalks, and gravel driveway. The three-story building is constructed upon a full basement with an intact brick floor. The two-story garage and the shed is constructed upon an intact wooden plank floor, and the shed is constructed upon a competent concrete slab.

The Property is identified as Block 50.01, Lots 1 and 2 on the Township of Rochelle Park tax map and is currently owned by Francis and Henry Schempp. The Site location is illustrated on Figure 1. A site map illustrating potential environmental concerns is provided as Figure 2. A current Rochelle Park tax map is provided as Figure 3.

A site inspection of the Property was conducted on May 20, 2015 by Michael Piegaro, Senior Environmental Scientist at AccuTech. Mr. Piegaro was accompanied by Mr. Brian Crocker, a representative of the current property owners, and Mr. John Scholz, realtor for the current owners during the site inspection. Mr. Crocker and Mr. Scholz answered all questions regarding the Property to the best of their knowledge.

According to the tax records from the Township of Rochelle Park Tax Assessor's office, the residential building was constructed in 1877. According to the historical aerial photographs, the garage and shed were constructed between 1941 and 1952.

According to a review of the EDR Radius Map search, the Property was not identified on any of the EDR databases.

Based upon our review of the available documents and the recently completed site inspection, potential environmental concerns and Recognized Environmental Conditions (RECs) were identified at the Property and discussed below:

- **A: Former Underground Storage Tanks** - According to conversations with Mr. Brian Crocker, a 550 gallon underground storage tank (UST) containing No. 2 fuel oil was located at the west side of the building located at the Property. AccuTech conducted a file review with the Borough of Township of Rochelle Park's Building Department, in which

a June 6, 2014 permit for the removal of a 550 gallon UST containing #2 fuel oil was identified. According to the permit, Russell Anderson was the contractor hired to remove the UST. According to the conversations with Mr. Nick Melfi, the Rochelle Park Building Inspector, he was on-site to inspect the UST during the removal. Mr. Melfi stated that the UST removal was approved and certified. An NJDEP Case Number is not associated with the Property, indicating at the time of removal, no discharge was observed and the tank shell was in good condition.

Based upon dialogue and information provided by the Rochelle Park Building Inspector and the certification of approval, it is not considered a Recognized Environmental Condition and no further investigation is warranted at this time.

- **B: Aboveground Storage Tank** – During the site inspection, AccuTech observed two (2) 275-gallon “Roth” double walled rectical aboveground storage tanks (ASTs) containing No. 2 fuel oil in the basement of the residential home. According to Mr. Croker and observed by AccuTech, the ASTs were installed in 2014 and are double-walled and have spill prevention containment. No staining, discoloration, or evidence of discharge were observed on or around the AST locations. The ASTs are not considered a Recognized Environmental Condition, and no further investigation is warranted.
- **C: Potential for Historic Septic Systems** – According to the tax records, the residential structure has been located on the Property since 1877. The residential structure may have been serviced by a septic system prior to connection to municipal sewerage service. The potential for septic systems is not considered a Recognized Environmental Condition. If during renovations or demolition activities a septic tank is identified AccuTech recommends that they be properly closed according to all local, state, and federal regulations.
- **D: Former Potable Well** – During the site inspection, AccuTech observed a potable well that was filled in with brick and dirt. According to Mr. Croker, the potable well serviced the Property, until the Property was connected to the municipal water service in the 1960’s. According to Mr. Croker, he does not know the depth of the well. According to Mr. Croker, his relatives filled in the potable well with bricks and soil from the grounds of the Property. Please refer to **Figure 2** for the former potable well location. No staining, discoloration, or evidence of discharge were observed on or around the former potable well location. This is not considered a Recognized Environmental Condition, and no further investigation is warranted at this time. However, AccuTech recommends that the well be properly abandoned to prevent cave-in effects from the previous abandonment.
- **E: Cistern** - During the site inspection, a cistern that collected rain water from the downspouts was observed beneath the southeast corner of the residential building. A hand pump was connected to the cistern. According to Mr. Croker, the rain water has been used to water the manicured lawns of the Property and the garden in the rear of the

Property. Please refer to **Figure 2** for the cistern location. No staining or discoloration was observed in or around the cistern area. No evidence of hazardous materials discharge to the rain gutters was observed. The cistern is not considered a Recognized Environmental Condition and no further investigation is warranted at this time. Based on conversations with the Township of Rochelle Park, the cistern may be used in the future.

- **F: Hazardous Material Storage** – During the site inspection, AccuTech observed numerous outdated pesticide containers, kerosene, and motor oil containers in the shed. AccuTech also observed a 25-gallon drum with a blow torch attached. According to Mr. Croker, he does not know the contents of the 25-gallon drum. AccuTech also observed numerous cleaning products and paints in the basement of the building. All containers with the exception of the 25-gallon drum were clearly labeled and in good condition. No staining, discoloration, or evidence of discharge were observed on or around the hazardous material storage. The hazardous material storage is not considered a Recognized Environmental Condition, and no further investigation is warranted at this time. AccuTech does recommend that all of the materials be properly disposed of by a licensed disposal contractor and all paperwork be forwarded to AccuTech for review.
- **G: Maywood Chemical Superfund Site** - The Maywood Chemical Superfund Site is located approximately a half of a mile downgradient of the Property. According to the Environmental Protection Agency (EPA) and the NJDEP a remediation project which included soil and groundwater has been conducted at this site since 1982. Based upon the 2012 Remedial Action Program Report (RAPR) ([www.fusrapmayood.com](http://www.fusrapmayood.com)), an extensive groundwater and soil delineation program has been implemented, which includes radioactive contaminated soil removal. According to the RAPR, the Township of Rochelle Park, the Borough of Maywood, and Lodi Township have been impacted by this site. According to the RAPR, a soil and groundwater sampling plan has been implemented in the Township of Lodi and no sampling is being completed in the Township of Rochelle Park at this time. The Property has not been identified as having remedial work completed for this project, and as of the date of this report no remedial work is scheduled in the Township of Rochelle Park. The Maywood Chemical Superfund site is considered a Recognized Environmental Condition, and there is a potential based on the ongoing environmental activities at this site, that the Property may be impacted. There is also a potential that in the future the responsible party (Maywood Chemical) may have to conduct environmental work (i.e. vapor intrusion, groundwater investigation, soil investigation) at the Property.
- **H: Vapor Encroachment:** A search of the available environmental records was conducted to meet the search requirements of the ASTM standard for Vapor Encroachment into structures from surrounding areas. Based on the search, vapor encroachment cannot be ruled out as a potential issue at the Property due to the proximity of the Maywood Chemical Superfund site.

# 1 INTRODUCTION

## 1.1 Location and Legal Description

The Site is located at 49 E. Passaic Street at the Township of Rochelle Park, Bergen County, New Jersey. The entire Property is approximately 1.24 acres and consists of a three-story residential home, a two-story garage, a shed, associated manicured lawns, concrete sidewalks, and gravel driveway. The Property is currently owned by Francis and Henry Schempp.

## 1.2 Purpose and Exceptions of a Phase I Environmental Site Assessment

The purpose of this Phase I Environmental Site Assessment ("Phase I assessment") was to evaluate the current and historical conditions of the Property in an effort to identify any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Condition (CRECs) in connection with the Property.

A REC is defined by ASTM as:

*The presence of or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release by any hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.*

A HREC is defined by ASTM as:

*A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*

A CREC is defined by ASTM as:

*A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*

The identification of Recognized Environmental Conditions, Historical Recognized Environmental Conditions, or Controlled Recognized Environmental Condition in connection with the Property may impose an environmental liability on owners or operators of the site,



reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

### **1.3 Contractual Details (Scope of Work)**

The Phase I assessment conducted at the Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Records Review;
- Interviews with regulatory officials and personnel associated with the Property and surrounding properties;
- A site inspection; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I assessment does not include sampling or testing of soil, groundwater, surface water, air, or building materials. These activities would be carried out in a Phase II environmental site assessment, if required. For this Phase I assessment, no additions to the ASTM E1527-13 standard were made.

### **1.4 Limiting Conditions**

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

- Access Limitations
- Physical Obstructions to Observations
- Outstanding Information Requests
- Historical Data Source Failure
- Other

It should be noted that AccuTech's review of the historical data could only be researched to 1931, and the residential structure on-site was constructed in 1877. Therefore, AccuTech could not research back to when the Property was vacant.

This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the Property. Where required, the documents listed in Appendices A through G were used as reference material for the completion of the Phase I assessment. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, AccuTech Environmental Services, Inc., in certain instances, has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professionals and technical staff in accordance with generally accepted engineering and

scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of AccuTech Environmental Services, Inc. based on the data obtained from the work performed. Due to the nature of the investigation and the limited data available, AccuTech Environmental Services, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

### **1.5 Deviations**

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I assessment with the exception of any additions noted in the Detailed Scope of Services in Section 1.3 of this report.

### **1.6 Significant Assumptions**

This investigation is being conducted to identify Recognized Environmental Conditions concerning the Property, and to permit the User to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as, but not limited to, asbestos containing materials (ACM), radon, lead-based paint (LBP), lead in drinking water, mold, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and/or high voltage power lines, although one or more may be mentioned in the report as a business environmental risk concern.

### **1.7 Special Terms and Conditions**

Authorization to perform this assessment was given by the Township of Rochelle Park on May 15, 2015. Instructions as to the location of the Property, access, and an explanation of the Property and facilities to be assessed were provided by a representative of the current owners, Mr. Brian Croker.

## **2 USER PROVIDED INFORMATION**

### **2.1 Review Title and/or Judicial Records for Environmental Liens and Activity and Use Limitations (AULs)**

No environmental liens or activity/use restrictions in connection with the Property were identified by AccuTech.

### **2.2 Specialized Knowledge or Experience of the User**

Information provided by the current owner representatives, Mr. Brian Coker, and the realtor, Mr. John Scholz, have been incorporated into this report. No other specialized knowledge in connection with the Property or facility operations were identified by the client.

### **2.3 Actual Knowledge of the User**

AccuTech has submitted an Open Public Records Act (OPRA) request with the Township of Rochelle Park Building, Health, and Fire Departments. According to a records review of the Township of Rochelle Park's Building Department, a 550-gallon underground storage tank (UST) containing No. 2 fuel oil was removed from the Property on June 6, 2014 by Russell Anderson. According to conversations with the Township's Building Inspector, Mr. Nick Melfi, the UST was inspected upon removal and passed inspection.

AccuTech also submitted an OPRA request with New Jersey Department of Environmental Protection (NJDEP). According to the NJDEP, no files were identified for the Property.

Based on AccuTech's knowledge of the area surrounding the Property, Maywood Chemical Superfund Site is located approximately a half of a mile from the Property. Information on the superfund site is discussed in more detail in Section 3.2 of this report.

Please refer to Appendix B for copies of all OPRA requests for the Township of Rochelle Park Departments, Bergen County Health Department, and NJDEP and all reviewed files from these departments.

### **2.4 Commonly Known or Reasonably Ascertainable Information**

AccuTech is not aware of any commonly known or reasonably ascertainable information within the local community regarding the Property. AccuTech has no knowledge of releases or threatened releases of hazardous substances of petroleum products at the Property.

## **3 RECORDS REVIEW**

### **3.1 Objective**

The purpose of the records review is to obtain and review publically available records that will help identify Recognized Environmental Conditions in connection with the Property and surrounding properties.

#### **3.1.1 Approximate Minimum Search Distance (used in lieu of radius to include irregularly shaped properties)**

Records to be reviewed pertain not just to the Property but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of an impact to the Property from migrating hazardous substances or petroleum products. The minimum search distances are identified in Table 1.

#### **3.1.2 Accuracy and Completeness**

Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. AccuTech is not obligated to identify mistakes or insufficiencies in the information provided; however, AccuTech shall make a reasonable effort to compensate for mistakes or insufficiencies in the information

reviewed. By reviewing several historical documents which include Historical aerial photographs, and city directories. In addition to governmental sources provided by the Township of Rochelle Park Building, Fire, and Health; Bergen County Health Department; NJDEP website and OPRA request. Also conversations with the current owner representative, Mr. Brian Croker, whose family has owned the Property since 1949.

### **3.1.3 Alternatives to Standard Source**

No alternatives to standard sources were used in the preparation of this report.

### **3.2 Standard Federal, State, and Tribal Environmental Record Sources (EDR Reports)**

According to a review of the EDR Radius Map search provided by Environmental Data Resources, Inc. of Shelton, Connecticut and presented in Appendix A, the Property was not identified on any of the databases.

Eight (8) sites are present in the database 1/8 of a mile or less from the subject property. Five (5) sites are either closed, have received a No Further Action determination from the NJDEP, or are located downgradient of the Property. Three (3) sites are present up or side gradient to the Property and are discussed below:

#### **Site: Maywood Chemical Company**

**Address: Route 17 and Grove Street, Maywood/Rochelle Park, NJ**

**Location: South from the Property (3,145 feet)**

This site is listed under the National Priority List (NPL) and Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) databases. According to these databases, the Environmental Protection Agency (EPA) and the NJDEP have classified this site as a NPL Superfund site. Since 1982 there has been an environmental cleanup at this property. According to the databases, this property has impacted Maywood Borough, Rochelle Park, and Lodi Township. Based on the 2012 Remedial Action Program Report ([www.fusrapmayood.com](http://www.fusrapmayood.com)), an extensive groundwater and soil delineation program has been implemented, which includes radioactive contaminated soil removal. 49 E. Passaic Street has not been identified as having remedial work completed for this project, and no remedial work is being proposed at this time. However, based on the distance and the gradient, there is a potential based on the ongoing environmental activities at this site, that the Property may be impacted.

#### **Site: Rochelle Park Dept. of Public Works Garage**

**Address: 405 Rochelle Avenue, Rochelle Park, NJ**

**Location: West northwest (551 feet)**

This site was identified in the State Hazardous Waste Site (SHWS), Leaking Underground Storage Tank (LUST), Underground Storage Tank (UST), and Institutional Controls database. According to these databases, two (2) 2,000-gallon USTs containing leaded gasoline and two (2) 550-gallon containing diesel fuel were removed from the site on July 7, 1995. During the removals a discharge was noted and the NJDEP Spill Hotline

was contacted; NJDEP Case No. 95-07-12-1351-18 was assigned to the site. According to the NJDEP Data Miner website and AccuTech personnel, a Licensed Site Remediation Professional (LSRP) from AccuTech has been assigned to this case and has submitted a Remedial Action Protectiveness / Biennial Certification Form – Ground Water has been submitted. According to AccuTech personnel, a Classification Exemption Area (CEA) has been placed at the site and the groundwater contamination does not impact adjacent properties. The CEA has been placed at the site for benzene groundwater contamination and has been placed for twenty-seven (27) year period. Therefore, this property is not expected to impact the subject property.

**Site: McManis Tire Co.**

**Address: 210 Route 17, Rochelle Park, NJ**

**Location: South (615 feet)**

This site was identified in the SHWS database. According to these databases, there is an active spill case associated with this site. According to the NJDEP Data Miner website, NJDEP Spill Case No. 94-06-21-1022-25 was assigned to the site. No other information was available for this case number. According to the NJDEP Data Miner website, no remedial or investigation has been completed at the site since 1994 and no LSRP has been retained as of the date of this report. Therefore, based on the distance and the topographic gradient, this property has the potential to impact the Property.

The following table provides a summary of the search distances for each ASTM radius database and total plotted surrounding properties:

**TABLE 1**  
**Standard Federal, State, and Tribal Environmental Record Sources (EDR Reports)**

Database	Target Property (TP)	Search Distance (miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	1	NR	1
Delisted NPL		1	0	0	0	0	NR	0
CERCLIS		1/2	0	0	0	NR	NR	0
CERCLIS-NFRAP		1/2	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		1/2	0	0	0	NR	NR	0
RCRA-LQG		1/4	0	0	NR	NR	NR	0
RCRA-SQG		1/4	0	0	NR	NR	NR	0
US ENG CONTROLS		1/2	0	0	0	NR	NR	0
US INST CONTROLS		1/2	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		1/2	0	0	0	NR	NR	0
SHWS		1	3	5	21	113	NR	142
SWF/LF		1/2	0	0	0	NR	NR	0
LUSTS		1/2	1	6	16	NR	NR	23
NJ UST		1/4	4	6	NR	NR	NR	10

NJ ENG CONTROLS		½	0	0	0	NR	NR	0
NJ INST CONTROLS		½	1	0	1	NR	NR	2
NJ VCP		½	0	1	8	NR	NR	9
BROWNFIELDS		½	0	0	0	NR	NR	0
Database	Target Property (TP)	Search Distance (miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		½	0	0	0	NR	NR	0
INDIAN UST		¼	0	0	NR	NR	NR	0
INDIAN VCP		½	0	0	0	NR	NR	0
INDIAN ODI		½	0	0	0	NR	NR	0
INDIAN RESERVATION		1	0	0	0	0	NR	0

### 3.2.1 Regulatory Agency File and Records Review (Property and Adjoining Properties)

According to a review of the EDR Radius Map, the Property and adjoining properties were not listed on the EDR databases.

AccuTech also submitted an OPRA request with the NJDEP. According to the NJDEP, no files were identified for the Property.

Please refer to Appendix B for the NJDEP OPRA request.

### 3.2.2 Additional Federal, State, Tribal, and Local Environmental Record Source

AccuTech did not review any additional Federal, State, Tribal, or Local environmental records, other than what is stated in this report.

### 3.2.3 Physical Setting Source

According to the topographic map from 1995, the Property is approximately 59 feet above mean sea level. The Property is generally flat; however, according to the EDR and on-site observations, it is assumed that surface drainage follows topography and flows to the west southwest.

## 3.3 Historical Use Information

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendices A through G of this report, which include historical aerial photographs, city directories, public information requests and responses, and information gathered from Mr. Croker and Mr. Scholz.

### 3.3.1 Uses of the Property

According to the tax records from the Township of Rochelle Park Tax Assessor's office, the residential building was constructed in 1877. According to the historical aerial photographs, the garage and shed were constructed between 1941 and 1952.

### 3.3.2 Uses of Surrounding Properties

Based upon the historical research conducted such as the historical aerial photographs, the surrounding properties have been used for residential and commercial purposes.

### 3.4 Aerial Photograph Review

Aerial photographs were obtained from Environmental Data Resources for the years: 1931, 1941, 1952, 1954, 1966, 1970, 1976, 1985, 1991, 1995, 2006, 2008, and 2010. In order to supplement site history, historic aerial photographs were also reviewed from the online resource [www.HistoricAerials.com](http://www.HistoricAerials.com). Copies of the historic aerials can be found in Appendix C. The following table provides a summary of the review of the historic aerial photographs:

**TABLE 2**  
**Aerial Photograph Review**

DATE	PROPERTY COMMENTS	SURROUNDING PROPERTY COMMENTS
1931 (EDR)	A three-story residential home with front and rear yards was located at the Property.	Residential homes were located to the north, south, and west, and Route 17 and vacant land was located to the east of the Property.
1941(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.
1952(EDR)	In addition to the three-story residential home, a two-story garage, and a shed were located at the Property.	Commercial buildings were located to the east and southeast of the Property.
1954(Historic Aerials)	No significant changes have been made to the Property.	Several more residential structures have been constructed to the north, south, and west of the Property.
1966(EDR)	No significant changes have been made to the Property, other than more trees appear at the Property.	No significant changes have been made to the surrounding properties.
1970(EDR)	No significant changes have been made to the Property, other than the trees that appeared in the 1966 photograph have been trimmed and the grounds of the Property are clearer.	No significant changes have been made to the surrounding properties.
1976(EDR)	No significant changes have been made to the Property.	Several more structures have been built to the east and north of the Property.
1985(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.
1991(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.
1995(Historic Aerials)	No significant changes have been made to the Property, other than the trees appear to be flusher in this photograph and cover the grounds to the north and west.	Several more structures have been built to the east, south, and west of the Property.
2006(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.
2008(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.
2010(EDR)	No significant changes have been made to the Property.	No significant changes have been made to the surrounding properties.

\*It should be noted that the residential home was constructed in 1877.

#### 3.4.1 Sanborn Fire Insurance Map Review

According to the information obtained from Environmental Data Resources, no Sanborn Fire Insurance Map were available for the Property.

### 3.4.2 Property Tax Files

AccuTech did review Property tax files as part of the research for this report. According to the Township of Rochelle Park Tax Assessor's Department, the Property is identified as Block 50.01, and Lots 1 and 2.

### 3.4.3 Recorded Land Title Records

No title records were provided by the client. According to the conversations with Mr. Croker, his family purchased the Property in 1949.

### 3.4.4 City Directory Review

A review of city directories was conducted for the Property and surrounding properties provided by Environmental Data Resources, Inc. of Shelton, Connecticut for the following years:

**TABLE 3**  
**City Directory Review**

YEAR	OCCUPANT:	SOURCE:
1972	Mrs. H Schempp	NJ Bell Telephone Co.
1956	Mrs. Tillie Schemp, Peoples Trust Co.	R.L Polk & Co. Publishers
1955	Mrs. H. Schempp	NJ Bell Telephone Co.

\*It should be noted that according to Mr. Croker, the Schempp family has owned the Property since 1949.

Copies of the city directories search can be found in Appendix E.

### 3.4.5 Building Department Records Review

AccuTech performed an OPRA file review at the Township of Rochelle Park on May 19, 2015. According to a records review of the Township of Rochelle Park's Building Department, a 550-gallon underground storage tank (UST) containing No. 2 fuel oil was removed from the Property on June 6, 2014 by Russell Anderson. According to the conversations with Mr. Nick Melfi, the Rochelle Park Building Inspector, he was on-site to inspect the UST during the removal. Mr. Melfi stated that the UST removal was approved and certified.

Please refer to Appendix B for copies of all OPRA requests for the Township of Rochelle Park Departments, Bergen County Health Department, and NJDEP and all reviewed files from these departments.

### 3.4.6 Zoning/Land Use Records Review

AccuTech performed an OPRA file review at the Township of Rochelle Park's Zoning Department on May 19, 2015. No files were identified at the Zoning Department for the Property during the file review.

### 3.4.7 Other Historical Sources

According to the Bergen County Clerk and Health Departments, no records were identified for the Property.



### **3.5 Prior Assessment Usage**

No prior environmental reports were reviewed or provided by representatives of the current owners (Mr. Brian Croker and John Scholz) for this report.

## **4 SITE RECONNAISSANCE**

### **4.1 Objective**

The site reconnaissance was conducted on May 20, 2015 by Michael Piegaro, Senior Environmental Scientist with AccuTech. Mr. Piegaro was accompanied by Mr. Brian Croker, representative of the current owners, and Mr. John Scholz, realtor for the current owners. Weather conditions at the time of the site reconnaissance were sunny with a temperature of 75 degrees Fahrenheit. Prior to the site inspection a Pre-inspection Checklist was submitted to the property owners. The Pre-inspection Checklist was not completed. Please refer to Appendix F for a copy of the uncompleted checklist. The inspection included a visual reconnaissance of all accessible areas. Photographs of pertinent site features identified during the site inspection are included in Appendix G.

### **4.2 Interior Observations**

A three-story residential home constructed upon a full basement, a two-story garage constructed upon an intact wooden plank floor and a one-room shed constructed upon a competent concrete slab. The basement floor of the residential home consists of intact bricks.

The basement of the residential home consists of several rooms which were used by the owners for storage of tools, cleaning products, paints, old furniture, and wine. Two (2) 275-gallon ASTs containing No. 2 fuel oil were observed in the basement which powers the hot air heating system throughout the building. The first floor of the residential home consists of several living rooms, a kitchen, and two (2) stairwells. The second and third floors consists of ten (10) bedrooms and two (2) bathrooms. The residential building is built of a brick foundation with wood framing and siding. According to the realtor, Mr. John Scholz, the roof is constructed of tin and has a tar layer.

The garage and shed buildings are not currently heated and do not have any electric connections. Both of these buildings are built of wood framing with wood siding. Both buildings have a pointed roof consisting of shingles.

### **4.3 Exterior Observations**

The exterior of the Property consists of a gravel driveway, rear and front landscaped areas, and concrete sidewalks. AccuTech observed a "Pitcher hand pump" at the southwest corner of the Property. According to Mr. Croker, a cistern is connected to the pump which collects water from the residential home's roof gutters. The water pump was used to water the front and rear landscaped areas of the Property. AccuTech also observed a former potable well filled in with

brick and dirt. According to Mr. Croker, the well was active until the residential home was connected to the Rochelle Park's water service in the 1960's.

#### **4.4 Methodology**

Based upon the size of the Property (1.24 acres), the entire exterior of the Property was visually inspected by AccuTech during the site inspection.

#### **4.5 Limiting Conditions (Physical Obstructions or Constraints)**

There were no physical obstructions or constraints encountered during the site inspection.

#### **4.6 Current Use of the Property**

Currently, the Property is a three-story residential home with a two-story garage and a one-room shed.

##### **4.6.1 Past Use of the Property**

According to the tax records from the Township of Rochelle Park Tax Assessor's office, the residential building was constructed in 1877. According to the historical aerial photographs, the garage and shed were constructed between 1941 and 1952.

#### **4.7 Current Uses of Adjoining Properties**

Adjoining property uses were observed as follows:

- North: Residential homes;
- South: Residential homes;
- East: Ramp to Route 17 and beyond the ramp are the Maywood Tennis Club and retail stores; and
- West: Residential homes.

##### **4.7.1 Past Uses of Adjoining Properties**

According to Sanborn Fire Insurance maps and historic aerial photographs, adjoining property uses were as follows:

- North: Residential buildings;
- South: Residential buildings;
- East: Ramp to Route 17 and beyond the ramp are numerous commercial buildings; and
- West: Residential buildings.

#### **4.8 Current or Past Uses in the Surrounding Areas**

According to the historic aerial photographs, currently and historically, the surrounding area has been residential and commercial in nature.

#### **4.9 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions**

According to the United States Department of Agriculture Web Soil Survey (USDA WSS), the Property is located in New Jersey Piedmont Physiographic Province. Soils on the Property

consists of Dunellen-urban land complex (DuuB). Dunellen-Urban land is classified as an unconsolidated heterogeneous mix of materials that are covered by impervious surfaces such as buildings and roadways and where extensive development, grading, and/or filling have occurred. This soil is moderately well-drained with an approximate depth to the water table more than 7.0 feet below grade.

The Property is located within the Passaic Formation (JTrps) of Upper Jurassic, middle, and lower Santonian Age. Bedrock within this formation consists of a light gray to white fine to coarse grained sandstone which is typically cross-stratified, massive, and horizontally bedded. Sandstone and Siltstone are the major rock formations.

According to the EDR radius search, it is presumed that groundwater flow follows topography and flows west southwest; a groundwater investigation would be necessary at the Property to confirm this assumption. According to the Maywood-Superfund website, regional groundwater flows to the southwest toward the Saddle River.

#### **4.10 General Descriptions of Structures**

A three-story residential home with a two-story garage and a one-room shed are located at the Property. The three-story residential home is constructed upon a full basement with an intact brick floor, which consists of several rooms. Most of the rooms are used for storage for antique furniture, tools, cleaning products, paints, and wine. The utility room is located in the northwest corner of the basement and contains of two (2) "Roth" double walled rectical ASTs containing No. 2 fuel oil and a furnace. The first floor of the residential home consists of several living rooms, two stair wells, and a kitchen. The second and third floors consist of ten (10) bedrooms and two (2) bathrooms. The flooring of the three floors consist of wooden planks.

The two-story garage is constructed upon an intact wooden plank floor. Both floors are used for storage by the current owners. The one-room shed is constructed upon a competent concrete slab and is used as a pesticide and hazardous materials storage. AccuTech observed numerous containers of outdated pesticides that included DDT, kerosene, motor oil, and a 25-gallon drum attached to a blowtorch. According to Mr. Croker, the contents of the 25-gallon drum was unknown.

##### **4.10.1 Roads**

The Property is located at the corner of E. Passaic Street and the on-ramp to Route 17 South.

##### **4.10.2 Potable Water Supply**

AccuTech observed a former potable well located at the northwest corner of the Property. According to Mr. Croker, the well was abandoned by his relatives in the 1960's. According to Mr. Croker, the potable well serviced the Property, until the Property was connected to the municipal water service in the 1960's. According to Mr. Croker, the deceased owners filled in the potable well with bricks and soil from the grounds of the Property. No staining, discoloration, or evidence of discharge were observed on or around the former potable well location.

#### **4.10.3 Sewage Disposal System**

According to Mr. Croker, his family has owned the Property since 1949. Since, 1949 the Property has been serviced by the Township of Rochelle Park's municipal sanitary sewer system.

### **4.11 Interior and Exterior Observations**

#### **4.11.1 Storage Tanks**

AccuTech did observe vent and fill pipes on the exterior of the northwest corner of the residential building. The vent and fill pipes are connected to the two (2) 275-gallon "Roth" double walled rectical ASTs in the basement of the building. The ASTs were observed on an intact brick floor. No staining, discoloration, or evidence of a discharge were observed on or around the AST locations.

According to conversations with Mr. Brian Croker, a 550 gallon underground storage tank (UST) containing #2 fuel oil was located at the west side of the building located at the Property. AccuTech conducted a file review with the Borough of Township of Rochelle Park's Building Department, in which a June 6, 2014 permit for the removal of a 550 gallon UST containing #2 fuel oil was identified. According to the conversations with Mr. Nick Melfi, the Rochelle Park Building Inspector, he approved the UST removal and certified the removal for approval.

#### **4.11.2 Odors**

No strong, pungent, or noxious odors were identified within the three buildings, residential home's basement, or the exterior grounds of the Property.

#### **4.11.3 Pools of Liquid**

No standing surface water or pools of liquid were identified within the three buildings, residential home's basement, or the exterior grounds of the Property.

#### **4.11.4 Drums**

A 25-gallon drum containing unknown contents was observed with a blow torch attached to it and was located in the one-room shed. No staining, discoloration, or evidence of a discharge were observed on or around the drum location.

#### **4.11.5 Hazardous Substance and Petroleum Products Containers**

During the site inspection, AccuTech observed numerous outdated pesticide containers (which included DDT), kerosene, and motor oil containers in the single room shed. AccuTech also observed a 25-gallon drum with a blow torch attached. According to Mr. Croker, he does not know the contents of the 25-gallon drum. AccuTech also observed numerous cleaning products and paints in the basement of the building. All containers with the exception of the 25-gallon drum were clearly labeled and in good condition. No staining, discoloration, or evidence of discharge were observed on or around the hazardous material storage.

#### **4.11.6 Unidentified Substance Containers**

A 25-gallon drum containing unknown contents was observed with a blow torch attached to it and was located in the one-room shed. According to Mr. Croker, he does not recall what the contents of the drum are. No staining, discoloration, or evidence of a discharge were observed on or around the drum location.

#### **4.11.7 PCBs**

No pole or pad mounted electrical transformers were observed at the Property.

### **4.12 Interior Observations**

A three-story residential building, two-story garage, and a one-room shed were inspected at the Property. The three-story residential building had painted wooden floor and walls and the basement has an intact brick flooring. The garage consists of wooden plank walls and floor, and the one-room shed has wood.

#### **4.12.1 Heating and Cooling System**

The three-story residential building is heated via a No. 2 fuel oil fired furnace. According to Mr. Croker, the duct work from the furnace is connected to the fireplaces located on each floor which heat the building. Mr. Croker also stated that hot water and two chandeliers on the first floor are heated and powered via natural gas which is supplied by PSE&G. The residential home does not have a cooling system.

The garage and shed do not have heating and cooling systems.

#### **4.12.2 Stains or Corrosion**

No evidence of corrosion or staining was noted on the basement or three floors walls or floors of the residential building or the floors of the garage or shed during the site inspection.

#### **4.12.3 Drains and Sumps**

No drains or sumps were observed in the basement of the residential building, any of the floors of the residential building, the two floors of the garage, or in the shed during the site inspection.

### **4.13 Exterior Observations**

The exterior portions of the Property consist of a gravel driveway, front and rear manicured lawns, and concrete sidewalks.

#### **4.13.1 Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed at the Property during the site inspection.

#### **4.13.2 Stained Soil and/or Pavement**

No stained pavement was observed at the Property during the site inspection. No staining of the soils of the Property was observed during the site inspection.

#### **4.13.3 Stressed Vegetation**

No stressed vegetation was observed at the Property during the site inspection.

#### **4.13.4 Solid Waste**

No solid waste piles were observed at the Property during the site inspection.

#### **4.13.5 Wastewater – Sanitary Waste**

No wastewater streams, or any type of discharge into a ditch, drain, or underground injection system were observed at the Property.

#### **4.13.6 Wells**

During the site inspection, AccuTech observed a potable well that was filled in with brick and dirt. According to Mr. Croker, the potable well serviced the Property, until the Property was connected to the municipal water service in the 1960's. According to Mr. Croker, the deceased owners filled in the potable well with bricks and soil from the grounds of the Property. Please refer to **Figure 2** for the former potable well location. No staining, discoloration, or evidence of discharge were observed on or around the former potable well location.

During the site inspection, a cistern that collected rain water from the downspouts was observed outside the southeast corner of the residential building. A "Pitcher" hand pump was connected to the cistern. According to Mr. Croker, the rain water has been used to water the manicured lawns of the Property and the garden in the rear of the Property. Please refer to **Figure 2** for the cistern location. No staining or discoloration was observed in or around the cistern area.

No monitoring or irrigation wells were observed at the Property during the site inspection.

#### **4.13.7 Septic Systems**

No septic systems were observed on-site during the site inspection or were present at the Property as represented by the conversations with Mr. Croker and the Township of Rochelle Park municipal departments. According to Mr. Croker, his family has owned the Property since 1949 and since 1949 the Property has not be serviced by septic systems. However, according to the tax records, a residential structure has been located at the Property since 1877. The residential structure may have been serviced by a septic system prior to connection to municipal sewerage service.

## **5 INTERVIEWS WITH PAST AND PRESENT OWNERS AND OCCUPANTS:**

### **5.1 Interviews**

During the site inspection, Mr. Brian Croker, representative of the current owners, and Mr. John Scholz of T.J. Gustenhoven Real Estate Inc., realtor for the owners answered all questions regarding the Property to the best of their knowledge. A Pre-inspection checklist was e-mailed to Mr. Croker, however, as of the date of this report it has not been returned to AccuTech. A copy of the checklist is located in Appendix F.

#### **5.1.1 Key Site Manager**

Mr. Croker, was present during the site inspection and answered all questions to the best of his knowledge.

#### **5.1.2 Occupants**

No occupants or tenants were interviewed during the site inspection.

#### **5.1.3 Past Owners, Operators, and Occupants**

No past owners, operators, occupants, or tenants were interviewed during this site assessment.

#### **5.1.4 Interview Requirement for Abandoned Properties**

The Property is not abandoned and has been used as a residential home since 1877.

## **6 INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS**

### **6.1 Local Fire Department**

AccuTech submitted an OPRA request to the Township of Rochelle Park's municipal Building, Code Enforcement, Health, Fire, Zoning, and Clerks Departments. According to the Rochelle Park's Fire Department, no files were identified for the Property.

#### **6.1.1 State and/or Local Health Department**

AccuTech submitted a request to the Township of Rochelle Park's Health Department and the Bergen County Clerk's office. According to the Rochelle Park's Health and the Bergen County Health Departments, no files were identified for the Property.

#### **6.1.2 Local Agency Responsible For the Issuance of Building Permits or Groundwater Use Permits That Document the Presence of AULs**

AccuTech submitted an OPRA request on May 19, 2015 to the Township of Rochelle Park municipal departments, Bergen County Clerk and Health Departments, and the NJDEP.

## **7 EVALUATION AND REPORT PREPARATION**

### **7.1 Findings**

Based on our review of the available documents and the recently completed site inspection, a potential environmental concern, Recognized Environmental Conditions (RECs) and a Historical Recognized Environmental Condition (HREC) were identified and discussed below:

- **A: Former Underground Storage Tanks** - According to conversations with Mr. Brian Croker, a 550 gallon underground storage tank (UST) containing No. 2 fuel oil was located at the west side of the building located at the Property. AccuTech conducted a file review with the Borough of Township of Rochelle Park's Building Department, in which a June 6, 2014 permit for the removal of a 550 gallon UST containing #2 fuel oil was

#### **5.1.1 Key Site Manager**

Mr. Croker, was present during the site inspection and answered all questions to the best of his knowledge.

#### **5.1.2 Occupants**

No occupants or tenants were interviewed during the site inspection.

#### **5.1.3 Past Owners, Operators, and Occupants**

No past owners, operators, occupants, or tenants were interviewed during this site assessment.

#### **5.1.4 Interview Requirement for Abandoned Properties**

The Property is not abandoned and has been used as a residential home since 1877.

## **6 INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS**

### **6.1 Local Fire Department**

AccuTech submitted an OPRA request to the Township of Rochelle Park's municipal Building, Code Enforcement, Health, Fire, Zoning, and Clerks Departments. According to the Rochelle Park's Fire Department, no files were identified for the Property.

#### **6.1.1 State and/or Local Health Department**

AccuTech submitted a request to the Township of Rochelle Park's Health Department and the Bergen County Clerk's office. According to the Rochelle Park's Health and the Bergen County Health Departments, no files were identified for the Property.

#### **6.1.2 Local Agency Responsible For the Issuance of Building Permits or Groundwater Use Permits That Document the Presence of AULs**

AccuTech submitted an OPRA request on May 19, 2015 to the Township of Rochelle Park municipal departments, Bergen County Clerk and Health Departments, and the NJDEP.

## **7 EVALUATION AND REPORT PREPARATION**

### **7.1 Findings**

Based on our review of the available documents and the recently completed site inspection, a potential environmental concern, Recognized Environmental Conditions (RECs) and a Historical Recognized Environmental Condition (HREC) were identified and discussed below:

- **A: Former Underground Storage Tanks** - According to conversations with Mr. Brian Croker, a 550 gallon underground storage tank (UST) containing No. 2 fuel oil was located at the west side of the building located at the Property. AccuTech conducted a file review with the Borough of Township of Rochelle Park's Building Department, in which a June 6, 2014 permit for the removal of a 550 gallon UST containing #2 fuel oil was



identified. According to the permit, Russell Anderson was the contractor hired to remove the UST. According to the conversations with Mr. Nick Melfi, the Rochelle Park Building Inspector, he was on-site to inspect the UST during the removal. Mr. Melfi stated that the UST removal was approved and certified. An NJDEP Case Number is not associated with the Property, indicating at the time of removal, no discharge was observed and the tank shell was in good condition.

Based upon dialogue and information provided by the Rochelle Park Building Inspector and the certification of approval, it is not considered a Recognized Environmental Condition and no further investigation is warranted at this time.

- **B: Aboveground Storage Tank** – During the site inspection, AccuTech observed two (2) 275-gallon “Roth” double walled rectical aboveground storage tanks (ASTs) containing No. 2 fuel oil in the basement of the residential home. According to Mr. Croker and observed by AccuTech, the ASTs were installed in 2014 and are double-walled and have spill prevention containment. No staining, discoloration, or evidence of discharge were observed on or around the AST locations. The ASTs are not considered a Recognized Environmental Condition, and no further investigation is warranted.
- **C: Potential for Historic Septic Systems** – According to the tax records, the residential structure has been located on the Property since 1877. The residential structure may have been serviced by a septic system prior to connection to municipal sewerage service. The potential for septic systems is not considered a Recognized Environmental Condition. If during renovations or demolition activities a septic tank is identified AccuTech recommends that they be properly closed according to all local, state, and federal regulations.
- **D: Former Potable Well** – During the site inspection, AccuTech observed a potable well that was filled in with brick and dirt. According to Mr. Croker, the potable well serviced the Property, until the Property was connected to the municipal water service in the 1960’s. According to Mr. Croker, he does not know the depth of the well. According to Mr. Croker, his relatives filled in the potable well with bricks and soil from the grounds of the Property. Please refer to **Figure 2** for the former potable well location. No staining, discoloration, or evidence of discharge were observed on or around the former potable well location. This is not considered a Recognized Environmental Condition, and no further investigation is warranted at this time. However, AccuTech recommends that the well be properly abandoned to prevent cave-in effects from the previous abandonment.
- **E: Cistern** - During the site inspection, a cistern that collected rain water from the downspouts was observed beneath the southeast corner of the residential building. A hand pump was connected to the cistern. According to Mr. Croker, the rain water has been used to water the manicured lawns of the Property and the garden in the rear of the Property. Please refer to **Figure 2** for the cistern location. No staining or discoloration

was observed in or around the cistern area. No evidence of hazardous materials discharge to the rain gutters was observed. The cistern is not considered a Recognized Environmental Condition and no further investigation is warranted at this time. Based on conversations with the Township of Rochelle Park, the cistern may be used in the future.

- **F: Hazardous Material Storage** – During the site inspection, AccuTech observed numerous outdated pesticide containers, kerosene, and motor oil containers in the shed. AccuTech also observed a 25-gallon drum with a blow torch attached. According to Mr. Croker, he does not know the contents of the 25-gallon drum. AccuTech also observed numerous cleaning products and paints in the basement of the building. All containers with the exception of the 25-gallon drum were clearly labeled and in good condition. No staining, discoloration, or evidence of discharge were observed on or around the hazardous material storage. The hazardous material storage is not considered a Recognized Environmental Condition, and no further investigation is warranted at this time. AccuTech does recommend that all of the materials be properly disposed of by a licensed disposal contractor and all paperwork be forwarded to AccuTech for review.
- **G: Maywood Chemical Superfund Site** - The Maywood Chemical Superfund Site is located approximately a half of a mile downgradient of the Property. According to the Environmental Protection Agency (EPA) and the NJDEP a remediation project which included soil and groundwater has been conducted at this site since 1982. Based upon the 2012 Remedial Action Program Report (RAPR) ([www.fusrapmayood.com](http://www.fusrapmayood.com)), an extensive groundwater and soil delineation program has been implemented, which includes radioactive contaminated soil removal. According to the RAPR, the Township of Rochelle Park, the Borough of Maywood, and Lodi Township have been impacted by this site. According to the RAPR, a soil and groundwater sampling plan has been implemented in the Township of Lodi and no sampling is being completed in the Township of Rochelle Park at this time. The Property has not been identified as having remedial work completed for this project, and as of the date of this report no remedial work is scheduled in the Township of Rochelle Park. The Maywood Chemical Superfund site is considered a Recognized Environmental Condition, and there is a potential based on the ongoing environmental activities at this site, that the Property may be impacted. There is also a potential that in the future the responsible party (Maywood Chemical) may have to conduct environmental work (i.e. vapor intrusion, groundwater investigation, soil investigation) at the Property.
- **H: Vapor Encroachment:** A search of the available environmental records was conducted to meet the search requirements of the ASTM standard for Vapor Encroachment into structures from surrounding areas. Based on the search, vapor encroachment cannot be ruled out as a potential issue at the Property due to the proximity of the Maywood Chemical Superfund site.

## **7.2 Opinion**

AccuTech's opinion is no further investigation is warranted for the Property. However, AccuTech does recommend that the hazardous materials identified in the shed be properly removed by a licensed hazardous waste hauler and all paperwork be forwarded to the appropriate parties.

## **7.3 Data Gaps**

AccuTech performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property, identified as 49 E. Passaic Street, Township of Rochelle Park, Bergen County, New Jersey. The following data gaps were identified:

- The Property owner did not provide deed information.
- Historical documentation could only be completed to 1931 and could not be determined prior to the residential building construction in 1877.
- Prior owners, operators, and occupants of the Property were unavailable for interviews.

## **7.4 Conclusions**

AccuTech concludes that no further investigation is for the Property. However, AccuTech does recommend that the hazardous materials identified in the shed be properly removed by a licensed hazardous waste hauler and all paperwork be forwarded to the appropriate parties.

## **7.5 References**

The following references were used for the preparation of this report:

- May 18, 2015 Environmental Data Resources Package for the Property;
- NJDEP Website and OPRA request;
- Township of Rochelle Park's municipal website and OPRA request and responses;
- Bergen County OPRA request and response;
- Conversations with Mr. Nick Melfi, the Township of Rochelle Park's Building Inspector; and
- Conversations with the current owner representatives, Mr. Brian Croker and Mr. John Scholz.

## **8 NON-SCOPE CONSIDERATIONS**

There may or may not be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13. Some substances may be present on a property in quantities and under conditions that may

lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. 9601 (14)) or do not otherwise present potential CERCLA liability.

### **8.1 Asbestos-Containing Building Materials**

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. These qualities made it ideal as an insulating material, which was used extensively in residential and commercial buildings for pipe insulation and roof and tile mastic. Asbestos was banned in the 1970's as it was discovered that the asbestos fibers, if inhaled, can result in deleterious health effects.

Due to the age of the building, the potential exists that ACM was used in the floor tiling located in the bathrooms, several bedrooms, and the kitchen of the residential building, roof shingles of the garage and shed, and the siding of the residential building on the Property. Currently, AccuTech observed these materials in a non-friable state, and as such do not pose a health threat in that state. However, disruption through demolition or renovation can cause asbestos fibers to become dislodged and possibly airborne. Therefore, if demolition or renovation occurs, AccuTech recommends that an asbestos survey be completed. If asbestos containing materials are found AccuTech recommends that they be properly disposed of by a licensed asbestos abatement contractor.

### **8.2 Radon**

Radon gas is a product of the decay series that begins with Uranium. Radon is produced directly from radium which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tests tend to accumulate in poorly ventilated basements. Long-term exposures to radon have been associated with lung cancer.

According to the EDR Radius Map Report, 522 tests for Radon were completed in the Township of Rochelle Park. Of those tests, only 8 were above 4 pCi/L (approximately 2% of the tests). Of the 1,094 site tested in Bergen County, the average radon result in the living area was 0.730 pCi/L, while the basement was 1.310 pCi/L. Bergen County is listed as a Federal EPA Radon Zone 2, indicating that the indoor average level is between 2pCi/L and 4 pCi/L.

### **8.3 Lead-based Paint**

Many buildings constructed before 1978 have paint that contains lead. Lead from paint, chips, and dust can pose health hazards, especially in young children. The painted surfaces inside of the building were in good condition.

Due to the construction date of the building, it is possible that underlying paint may contain lead. If the building is to be demolished, AccuTech recommends that the paint surfaces be tested for lead. If lead paint is identified AccuTech recommends that it be properly disposed of according to all federal, State, and local regulations.

#### **8.4 Mold**

In accordance with the scope of work, the site reconnaissance is to include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation sampling is not included in the scope of work for the Phase I ESA. Readily accessible areas of the building were observed for visual or olfactory indications of mold, and for areas of water damage.

Significant mold growth and water damage was observed on the walls, floor, and ceiling of several of the bedrooms on the second and third floors of the residential building. The third floor ceiling was in bad shape in several of the rooms. Mold may be present in inaccessible areas such as wall cavities that were not observed during the site inspection.

If renovations are to occur at the Property, AccuTech recommends that the ceiling be repaired and the moldy areas be removed. AccuTech also recommends that the cause of the water damage and mold be repaired to prevent further mold growth and/or water damage.

## **CERTIFICATION**

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Michael Piegare  
Senior Environmental Scientist



James Bartley  
Vice President

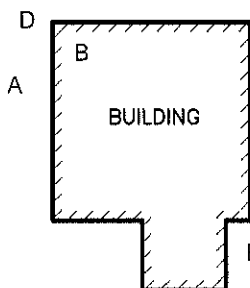


49 EAST PASSAIC STREET  
ROCHELLE PARK, BERGEN COUNTY, NJ  
BLOCK 50.01, LOTS 1 AND 2



PASSAIC STREET

LOT 1



BUILDING

GARAGE

LOT 2

PROPERTY LINE (TYP)

KEY

- A - Former UST Location
- B - AST Locations
- D - Former Potable Well
- E - Cistern
- F - Hazardous Material Storage



SCALE: 1"=40'



**AccuTech**  
ENVIRONMENTAL SERVICES  
43 W. FRONT ST.-REAR SUITE  
KEYPORT, NEW JERSEY 07735  
(732)739-6444

TITLE: SITE MAP

FIGURE NO.: 2

DATE: 05-31-15

SCALE: 1"=40'

DRAWN BY: DAR

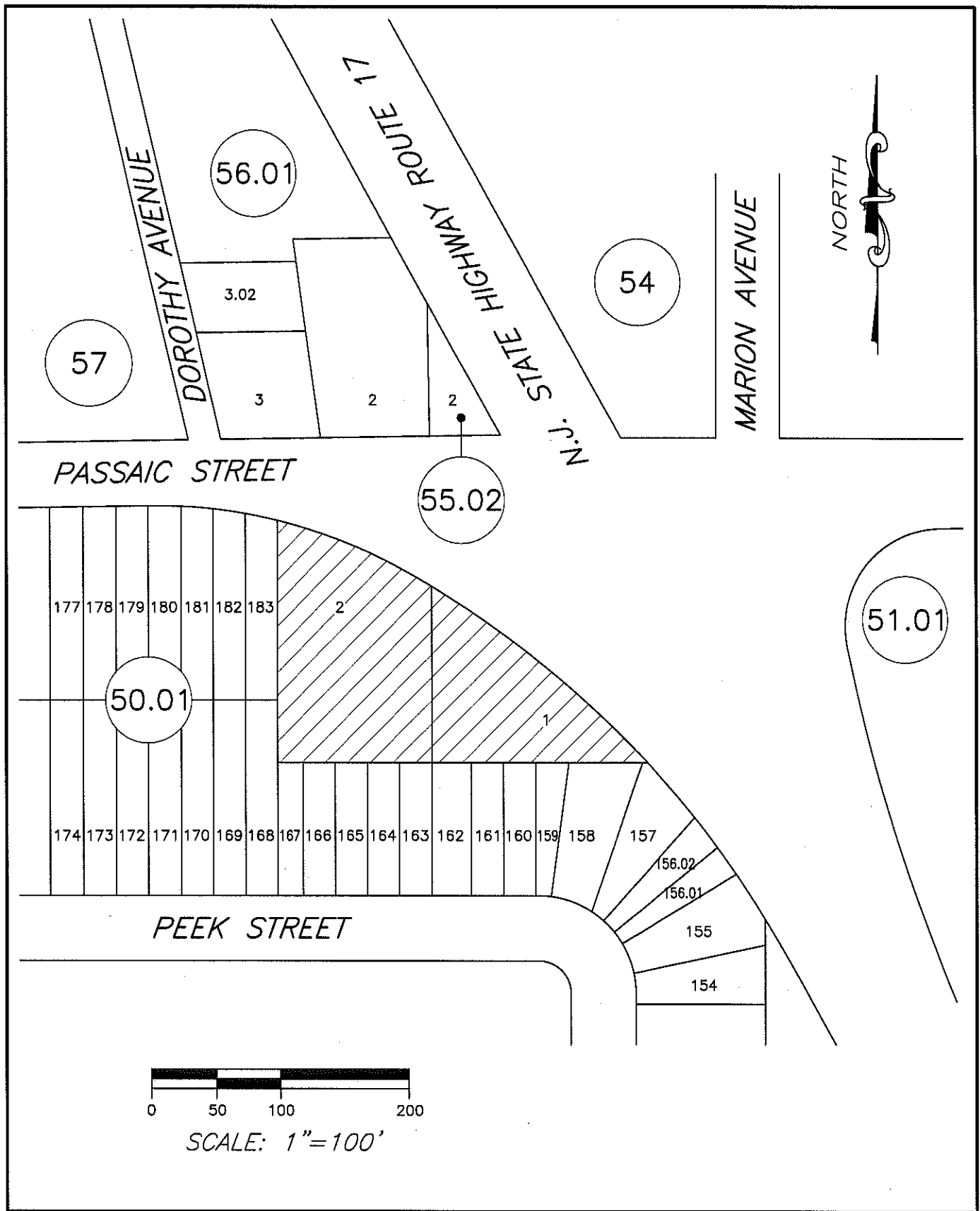
CHECKED BY: MP

\\PASSAIC\_ST.DWG

PROJECT:

49 EAST PASSAIC STREET  
ROCHELLE PARK, BERGEN COUNTY, NJ  
BLOCK 50.01, LOTS 1 AND 2





**AccuTech**  
 ENVIRONMENTAL SERVICES  
 43 W. FRONT ST.-REAR SUITE  
 KEYPORT, NEW JERSEY 07735  
 (732)739-6444

TITLE: TAX MAP

FIGURE NO.: 3

DATE: 05-31-15

SCALE: 1"=100'

DRAWN BY: DAR

CHECKED BY: MP

\\PASSAIC\_ST.DWG

PROJECT:

49 EAST PASSAIC STREET  
 ROCHELLE PARK, BERGEN COUNTY, NJ  
 BLOCK 50.01, LOTS 1 AND 2